

5.11.1 Downtown Form District Open Space Standards

- A. Open space standards have been developed to promote a pattern of open space consistent with the district and provide accessibility to public open spaces.
 - 1. When development includes a residential component consisting of 50% or more of the total square footage of the project, open space shall be provided to include one or a combination of the following outdoor amenities:
 - a. Pedestrian plaza or patio area (min. square foot equal to 1% of building foot print) with seating
 - b. Landscaped green area (min. square foot equal to 1% of building foot print) with seating
 - c. Approved public art or water feature
 - 2. When an outdoor amenity is provided in the streetscape zone, sufficient width shall be given to accommodate the entire outdoor amenity.
 - 3. Outdoor seating, when provided, shall be at a rate of not less than 1 seat per 200 square feet of outdoor amenity area.
 - 4. Balconies, where provided for every dwelling unit, or roof terraces provided as common space may be counted for up to 50% of the required open space.
- B. Open space lots shall be located at least 50 feet from the corner of two intersecting streets, unless the required Street Wall can be maintained as part of the open space design.
- C. When new development is constructed adjacent to or directly across the street from an existing public open space, one primary building façade shall be oriented toward the existing open space.

NOTE: Chapter 10 Part 5 specifies permanent preservation measures for public, private and common open space.

5.11.2 Village Form District – Village Outlying Areas Open Space Standards

- A. New major single family residential subdivisions of 25 acres or more and multi-family developments of 50 units or more, located in the Village Outlying Area, shall provide at least 15% of the gross site area in common open space which meets the requirements of Chapter 10 Part 5. Open space provided to meet this requirement may be used for credit under the Alternative Development Incentives or the development potential of the open space may be transferred to the remainder of the site in accordance with section G. below entitled "Transfer of Development Potential."

B. Transfer of Development Potential

1. Developments required to provide open space may transfer the development potential (building sites or floor area) of the permanently preserved area to the remainder of the site subject to the following limitations:
 - a. Areas to be permanently preserved are protected in accordance with 10.5.4.A of this Land Development Code; and,
 - b. The area of the site to which development potential is being transferred is at least as large as the area from which development potential is being transferred (for example; if an applicant wishes to transfer development potential from 3 acres, the portion of the site to which the transfer occurs must be at least 3 acres); and,
 - c. All lots in the proposed development meet the minimum alternative development incentive lot size as established in 5.3.2.C.14 (in village center) and 5.4.4 (8) (in outlying areas); and,
 - d. All lots in the proposed development meet the height, yard and setback requirements as established in Table 5.3.1.
2. The maximum development potential allowable for transfer shall be determined by one of the following methods:
 - a. One half of the theoretical development potential based on the number of acres preserved and the existing zoning of the area to be preserved (for example; if 3 acres of an R-4 site is proposed for protection, then 7 building sites could be transferred to other portions of the same property - $3\text{ac} \times 4.84\text{ units/acre} / 2 = 7.26\text{ units}$); or,
 - b. The realistic development potential determined by an engineered development plan meeting all other requirements of this Land Development Code.

5.11.3 Campus Form District Open Space Standards

- A. Development sites that are not subject to the special design requirements established in Chapter 5 Part 12 of this section shall conform to the following standards:

1. Quantity – A minimum of 10% of the gross area of the site shall be preserved as common open space. The applicant may determine which type of open space, as defined in **Section 10.5.2** will be provided. Open space shall meet the requirements of **Section 10.5.4** applicable to the type of for common open space selected, and the designated area shall be retained as open space for the duration of the campus use. Outdoor amenities, such as pedestrian plazas, outdoor dining areas, water features, landscaped areas with seating, and sport/exercise facilities shall be provided within the open space.
2. Each development plan within a CFD shall meet the open space standard on site, or demonstrate that the required open space is provided off-site. The applicant shall provide documentation that off-site open space has been restricted from subsequent development and is not credited to more than one development site. Documentation shall be submitted to the Planning Commission for review and upon acceptance shall be recorded.

5.11.4 Multi-Family Residential Open Space Standards

- A. Open Space Standards – Developments of 10 or more dwelling units shall provide open space based on size of the development site. Common open space shall meet requirements of **Chapter 10, Part 5**. Private open space (such as balconies and patios) may satisfy 50% of the total open space requirement.

Table 5.4.1

Density (d.u./ac.)	Open Space Required (% of net lot area)
<5 d.u./ac.	0
5 to 17 d.u./ac.	15
17 to 35 d.u./ac.	10
>35 d.u./ac.	5

1. Recreational Open Space Requirement - 50% of the required open space shall be set aside as recreational open space. Recreational open space shall include one or more of the following:
 - a. Indoor club house area
 - b. Swimming pool and associated patio area
 - c. Tennis courts
 - d. Ball fields
 - e. Playgrounds
 - f. Picnic areas (includes: picnic tables, gazebos, etc.)
 - g. Walking, hiking and biking trails
 - h. Outdoor amenity (fountain, woodland protection area designed for passive recreation, ponds/lakes with integrated walks and seating, pedestrian plazas etc.)

Open Space(i.e. recreational open space, etc.) shall meet the requirements of Chapter 10, Part 5, which states that all types open space shall have a minimum dimension of 30 feet and contain at least 6,000 square feet of contiguous area. See Section 10.5.4 paragraph A.4 for details.

The Planning Director or designee shall review and approve the use of any area provided to meet this requirement.

Exception: Sites within 1,000 feet of a public park are not required to provide the recreational open space.

2. Private Open Space – In order to qualify as open space, balconies shall have a minimum dimension of 5 feet and shall have a minimum area of 50 square feet. Patios must measure at least 100 square feet in area and have a minimum depth of 10 feet.
3. Open Space Exception - Development sites that are located in traditional form districts and are within 1,000 feet of a public park shall not be required to provide common open space. The open space requirement for development sites in suburban form districts and within 1,000 feet of a public park shall be reduced by 50%. Distance shall be measured using the shortest walking distance (using sidewalks and designated crosswalks) from the nearest points of the multi-family development site and the park.